

00560726



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, N.A, its successors in
interest and/or assigns

vs.

JEFFREY J. VENTURO; CYNTHIA A.
VENTURO; ROBERTA E. HAYGOOD nka
BOBBI MORAN; BENEFICIAL MORTGAGE
CORPORATION; OCCUPANTS OF THE
PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 16-2-08717-5 SEA

JUDGMENT RENDERED ON	7/28/2017
WRIT FOR ORDER OF SALE ISSUED:	9/13/2017
DATE OF LEVY:	9/26/2017

TO: JEFFREY J. VENTURO, CYNTHIA A. VENTURO, BENEFICIAL MORTGAGE CORPORATION;
OCCUPANTS OF THE PREMISES (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

38316 SOUTHEAST 92ND STREET, SNOQUALMIE, WA 98065

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED
AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M.,
IN KING COUNTY, WASHINGTON, FROM WHICH THE SOUTHEAST CORNER OF SAID
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEARS NORTH 86°31'29" EAST 30.01
FEET; THENCE SOUTH 86°31'29" WEST 70.19 FEET ALONG SAID SOUTH LINE OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 1°16'15" EAST 77.67
FEET ALONG THE WEST LINE OF THE TOWN OF SNOQUALMIE PIPE LINE RIGHT OF WAY,
AS GRANTED TO THE TOWN OF SNOQUALMIE BY INSTRUMENT DATED SEPTEMBER 4,
1913, RECORDED UNDER RECORDING NUMBER 1573588; THENCE NORTH 63°02'18" WEST
209.66 FEET; THENCE NORTH 32°51' EAST 255 FEET TO THE CENTER LINE OF AN EXISTING
WATERWAY (KIMBALL CREEK DRAINAGE DISTRICT NO. 14); THENCE SOUTH 36°44' EAST
73 FEET AND SOUTH 62°10' EAST 72.80 FEET ALONG THE CENTER LINE OF SAID
WATERWAY TO THE WEST RIGHT OF WAY LINE OF NIBLOCK COUNTY ROAD; THENCE
SOUTH 3°43'40" EAST 135.1 FEET ALONG SAID WEST RIGHT OF WAY LINE OF SAID NIBLOCK
ROAD TO THE POINT OF BEGINNING; EXCEPT PORTION CONVEYED TO KING COUNTY FOR
SOUTHEAST 88TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 4861214;
AND EXCEPT RIGHT OF WAY FOR DRAINAGE DITCH CONDEMNED BY DRAINAGE DISTRICT
NO. 14 IN KING COUNTY SUPERIOR COURT CAUSE NO. 277665; ALSO THAT PORTION OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, LYING
SOUTH OF THE ABOVE DESCRIBED TRACT NORTH OF SAID SOUTHEAST 88TH STREET AND
WEST OF THE EAST 100 FEET OF SAID SUBDIVISION.

Tax Parcel No.: 312408-9084-07

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 17, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$260,395.66 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on JULY 17, 2018.
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 17, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121